

The Zoning Commission

Town of New Fairfield
New Fairfield, CT 06812

MINUTES

Regular Meeting

Thursday, August 6, 2015

Town Hall Conference Room

New Fairfield, CT 06812

Present: John Moran, Chair; Kevin Van Vlack, Vice Chair, Joe Letizia, Steve Hanrahan, Lee Scott, Alternate, Evan White, Zoning Enforcement Officer; Lyn Sheaffer, Zoning Commission Secretary

1. Call to Order: Meeting called to order by Chair John Moran at 7:30 pm

2. Public Comment

None

Mr. Moran elevated Alternate Lee Scott to full voting status.

PUBLIC HEARING:

1. Special Permit Application Construct an Accessory Apartment, 16 Smoke Hill Road, Charles & Christine Spanga, applicant.

Charles and Christine Spagna approached the Commission. ZEO Evan White reported he was in receipt of a letter from Tim Simpkins and the Zoning Walk Thru was complete. Mr. Moran read a letter from the State of CT dated 5/20/15 granting the approval. Mr. White reviewed the existing screening. Mr. Moran reminded the applicant the owner must live on the property.

PUBLIC COMMENT

None.

MOTION

Mr. Letizia motioned to close the Public Hearing on Special Permit Application, 16 Smoke Hill Road. Mr. Van Vlack seconded the motion. Vote taken

Joe Letizia	Yes
Kevin Van Vlack	Yes
Lee Scott	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

BUSINESS ITEM:

2. Special Permit Application Construct an Accessory Apartment, 16 Smoke Hill Road, Charles & Christine Spanga, applicant.

MOTION

Mr. Van Vlack motioned to Approve Special Permit Application 15-011, 16 Smoke Hill Road. Mr. Van Vlack seconded the motion. Vote taken

Joe Letizia	Yes
Kevin Van Vlack	Yes
Lee Scott	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

3. CONTINUED DISCUSSION – Proposal for Zone Change, 42 Route 30 from Residential to Commercial, Ellen Moor, Applicant.

Ellen Moor approached the Commission. Ms. Moor reviewed her proposal to re-zone 42 Route 39 from Residential to Commercial. The Commission discussed and stated the next step would be to make a formal proposal.

4. DISCUSSION – Sherman Hotchkiss Property – Illegal structures

Mr. Hotchkiss approached the Commission. He asked the Commission to consider perocity of soil when calculation maximum coverage. He explained his soil has good drainage and asked them to think about a zoning variance on lot coverage.

The ZEO reported the reviewed the 2013 site plan and 25.7% coverage was approved. Now the plan is showing 31.7% coverage and the plan was not approved. Mr. Hanrahan asked how the percentage had changed and Mr. White reported Mr. Hotchkiss added stairs that changed the coverage.

Mr. Van Vlack explained the history and process the Commission went thru to get to the 25%. Mr. Moran stated Mr. Hotchkiss would have to apply for a zone change.

5. Site Plan Modification- Dumpster Relocation 88 Route 39, Fieldstone Plaza

Mr. Mike Chamoures approached the Commission. The Commission reviewed the Site Plan and the location of the dumpster. Mr. Moran stated a pad is needed and screening, where located is an internal issue.

MOTION

Mr. Van Vlack motioned to add a discussion of signage regulations on to the agenda. Mr. Letizia seconded the motion. Vote taken

Joe Letizia	Yes
Kevin Van Vlack	Yes
Lee Scott	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

Mr. Hanrahan reviewed the calculation for the commercial windows in town. The Commission discussed the verbiage for percentage of window coverage and decided on 25% coverage across the board and only 10% can be illuminated.

Mr. Moran asked to change the September meeting to 9/10.

6. Minutes – July 15, 2015

Mr. Letizia motioned to approve the minutes of July 15, 2015

Correction: change verbiage to read “minutes as presented” Mr. Van Vlack seconded the motion.

Vote taken

Joe Letizia	Yes
Kevin Van Vlack	Yes
Lee Scott	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

7. Violations Report – ZEO

ZEO reported he was sending a cease & desist for 2 Woodcreek for a hoop house.

8. Communication/ Correspondence

None

9. Adjournment

Mr. Letizia motioned to adjourn the meeting. Mr. Scott seconded the motion. Vote taken:

Joe Letizia	Yes
Kevin Van Vlack	Yes
Lee Scott	Yes
Steve Hanrahan	Yes
John Moran	Yes

Motion carried unanimously.

Meeting adjourned at 8:58 P.M.

Respectfully Submitted,

Lyn Sheaffer
Zoning Commission Secretary.